

SITE INFORMATION [PHASE 2A]

ZONING : TM (1763) S256 & S397
 SITE AREA 6257m²
 BUILDING 'B' HEIGHT = 32.2m (PERMITTED = 32.5m as per S397)

BUILDING 'B' STATISTICS
 GROSS BUILDING AREAS

	Zoning GFA	Gross Overall
P3 PARKING LEVEL		
P2 PARKING LEVEL		
P1 PARKING LEVEL/ GROUND FLOOR	705m ²	1020m ²
1st Floor	1272m ²	1495m ²
2nd Floor	1590m ²	1782m ²
3rd Floor	1590m ²	1782m ²
4th Floor	1590m ²	1782m ²
5th Floor	1512m ²	1680m ²
6th Floor	1512m ²	1680m ²
7th Floor	1060m ²	1205m ²
8th Floor	1060m ²	1205m ²
9th Floor	1010m ²	1156m ²
Total Area Above Grade:	12901m ²	14787m ²

BUILDING 'B' STATISTICS

UNIT TYPES
 1 BED 93 UNITS
 2 BED 94 UNITS
 TOTAL APARTMENT DWELLING UNITS = 187

BUILDING 'B' AMENITY AREA

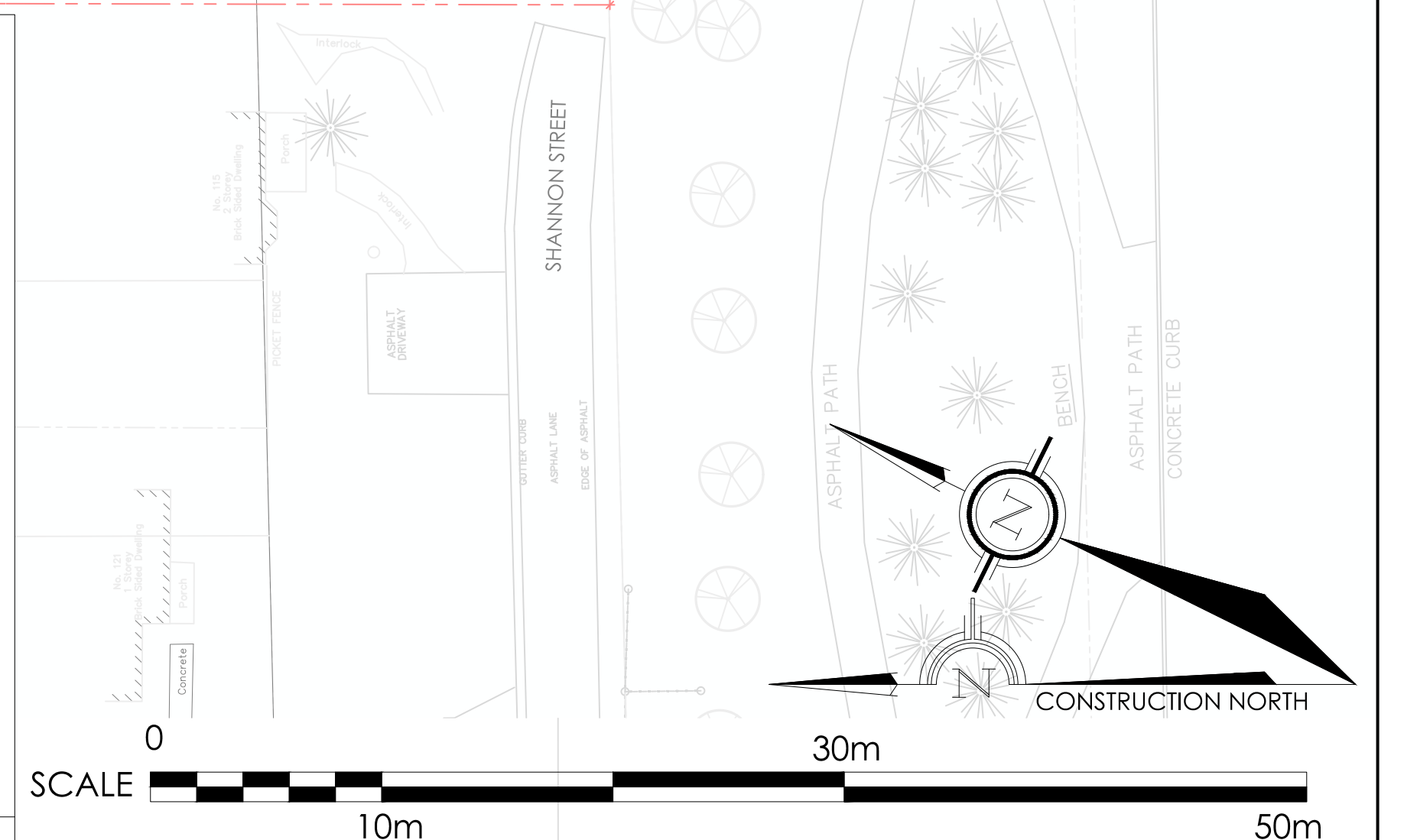
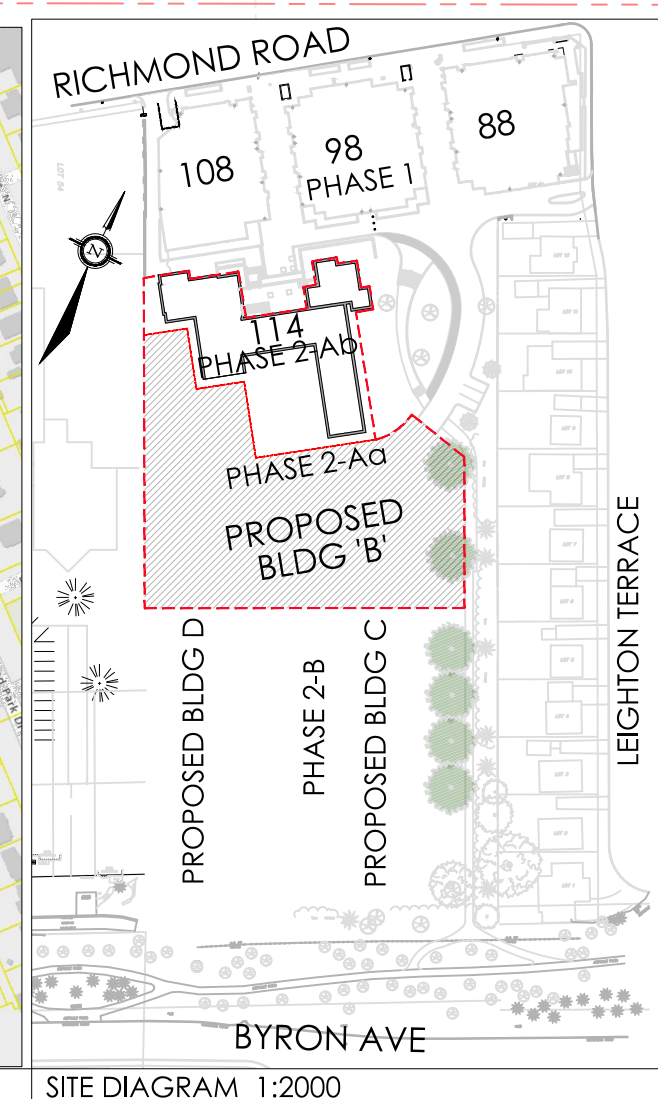
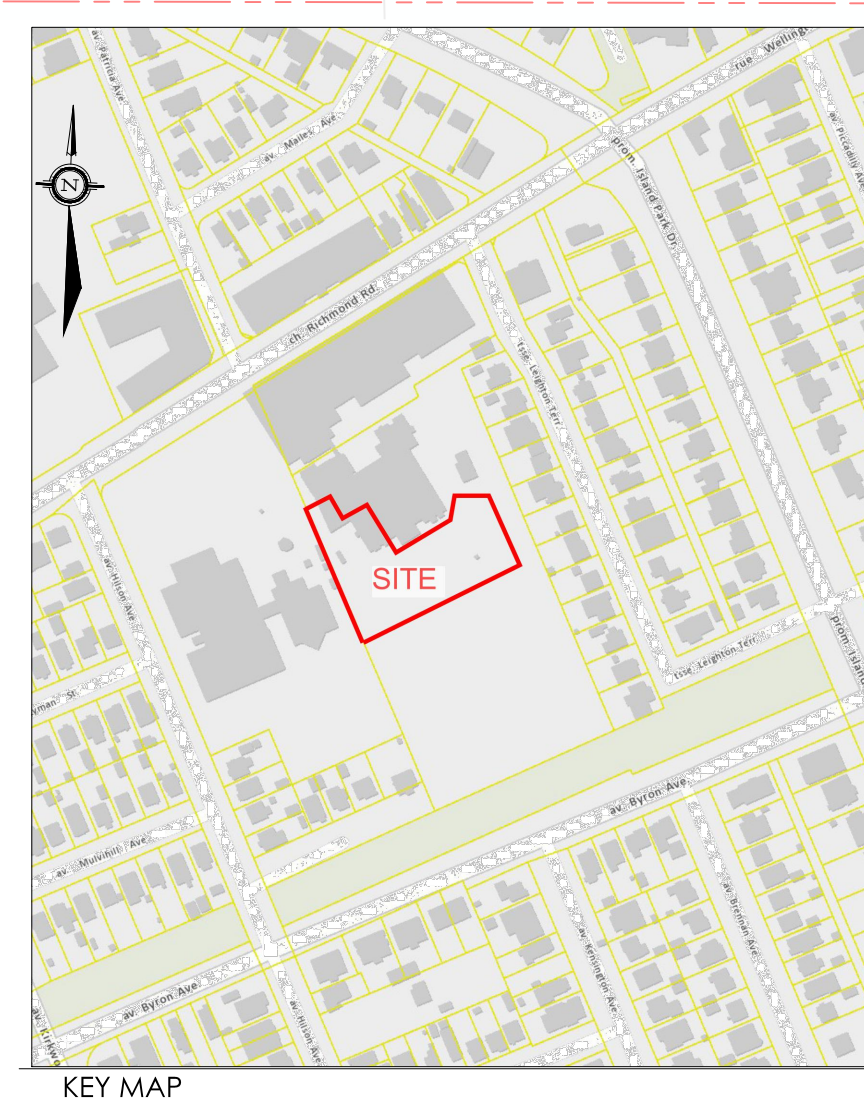
REQUIRED = 187 x 6m² / D.U. = 1122m²
 3m² / D.U. REQ'D TO BE COMMUNAL = 561m² MINIMUM
 PROVIDED: 325m² COMMUNAL GROUND FLOOR FITNESS
 160m² COMMUNAL LOBBY FUNCTION AND MEETING
 407m² COMMUNAL ROOFTOP
 892m² COMMUNAL AMENITY PROVIDED
 EACH APARTMENT IS PROVIDED WITH A BALCONY OR ROOF TERRACE OF 6m² OR GREATER IN AREA.

PARKING

REQUIRED = 187 D.U. - 12 X 0.5 = 88 SPACES REQUIRED
 PROVIDED = 174 SPACES UNDERGROUND
 7 SURFACE SPACES
 181 SPACES PROVIDED (WITHIN PHASE 2A)

BIKE PARKING

REQUIRED = 187 D.U. X 0.5/ D.U. = 94 BIKE PARKING SPACES
 PROVIDED = 156 INTERIOR BIKE PARKING SPACES
 14 EXTERIOR BIKE PARKING AT SURFACE
 170 TOTAL BIKE PARKING SPACES (WITHIN PHASE 2A)



M. David Blakely Architect Inc.
 2330 Price of Wisdom, Suite 101, Ottawa, Ontario
 Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:
 1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
 4. DO NOT SCALE DRAWINGS.
 5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
 6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NO.	DATE	DESCRIPTION	REV.	NO.	DATE	DESCRIPTION	REV.
12.				24.			
11.				23.			
10.				22.			
9.				21.			
8.	16/03/22	BUILDING 'B' FOR SITE PLAN CONTROL	KB	20.			
7.	25/02/22	SURFACE BIKE PARKING ADDED	MB	19.			
6.	24/02/22	BUILDING 'B' FOR STRUCTURAL DESIGN	MB	18.			
5.	15/12/21	BASE PLAN UPDATED/ SHANNON ST.	MB	17.			
4.	23/11/21	FOR DISCUSSION	MB	16.			
3.	01/11/21	BLDG. 'D' PARKING RAMP DELETED	MB	15.			
2.	29/07/21	BLDG. 'D' ENTRANCE OFF BYRON REV.	MB	14.			
1.	09/11/18	FOR SITE PLAN SUBMISSION	MB	13.			

SEAL

NO.	DATE	DESCRIPTION	REV.	NO.	DATE	DESCRIPTION	REV.
12.				24.			
11.				23.			
10.				22.			
9.				21.			
8.	16/03/22	BUILDING 'B' FOR SITE PLAN CONTROL	KB	20.			
7.	25/02/22	SURFACE BIKE PARKING ADDED	MB	19.			
6.	24/02/22	BUILDING 'B' FOR STRUCTURAL DESIGN	MB	18.			
5.	15/12/21	BASE PLAN UPDATED/ SHANNON ST.	MB	17.			
4.	23/11/21	FOR DISCUSSION	MB	16.			
3.	01/11/21	BLDG. 'D' PARKING RAMP DELETED	MB	15.			
2.	29/07/21	BLDG. 'D' ENTRANCE OFF BYRON REV.	MB	14.			
1.	09/11/18	FOR SITE PLAN SUBMISSION	MB	13.			

ASHCROFT HOMES

Q WEST
 114 RICHMOND ROAD
 OTTAWA, ONTARIO

PRELIMINARY PARTIAL SITE PLAN BUILDINGS 'B', 'C', & 'D'

DATE: NOVEMBER 2018
 SCALE: 1 : 250
 SHEET NO. REV. NO.: SP1

000-00-00-0000